



## **Lyonsdown Avenue, New Barnet, Barnet**

Under Offer (SSTC)

£1,950,000 (Freehold)





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## **7-bedroom, Detached house, occupying 0.37 acres, requiring updating and offering huge scope to create the most wonderful family home.**

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Baker and Chase proudly present this, once in a generation opportunity to purchase this stunning 7-bedroom, detached house, measuring over 4,300sqft, boasting a remarkable layout, and occupying a very generous 0.37 acre plot.

Rarely, does such a fine home come to market. Surrounded by generous, well stocked front, rear and side gardens, and offering a long, side return along Northumberland Road, the house provides excellent, well balanced proportions, both internally and externally.

Once inside, you are met by a beautiful, galleried entrance hall, with fireplace, and wonderful Oak paneling throughout and continuing up the stairs. There is a prominent bay window, benefitting both the entrance hall and the galleried landing.

The ground floor provides three stunning reception rooms, two of which are perfect for entertaining, overlooking the garden and interconnecting with the kitchen. The third is triple aspect, and makes for a wonderful family room. In addition, there is a kitchen, x2 downstairs W/C's, a utility room and boiler/pump room, which also provides side access.

The first floor boasts 7 bedrooms, all of which are considered doubles, and 4 of which are particularly large. There are an additional two bathrooms, with separate W/C's and ample storage throughout.

There are unique architectural and design features throughout, with all of the primary bedrooms rear facing, and window openings cleverly incorporated into every room. There are two stair cases connecting both floors, perfect for families who require professional assistance, or prefer multi-generational living. The reception rooms are accessed via a lobby, which also provides direct access to the garden, a wonderful feature, especially when celebrating special occasions.

Externally, there is currently a single width driveway, leading to a carport. The large garden area the 0.37 acre plot provides ensures excellent exposure to the sun, throughout the day.

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## Front Garden

Wrap around front garden, with walled boundary, wide selection of mature shrubs and trees, paved path to front and side

## Driveway & Carport

Single width driveway to carport

## Galleried Entrance Hall

Oak panelled entrance hall, with galleried landing, Oak door with opaque window to front aspect, x2 windows with lead detail to front aspect, under-stairs storage cupboard, stairs to first floor, radiator, coving to ceiling, doors to:

## Kitchen/Diner

x2 windows with lead detail to front and side aspect, radiator, matching range of wall and base units with roll top work surfaces over, 5-ring gas hob with integrated extractor hood over, double Franke stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated oven and grill, tiled splash backs, doors to:

## Lobby

Hardwood door to side aspect, radiator, stairs to first floor, door to built in storage cupboard with window to side aspect, doors to:

## Downstairs w/c

Opaque window to side aspect, low flush w/c, radiator

## Utility/Laundry Room

Window to front aspect, matching wall and base units, double sink with mixer tap, spaces for white goods, door to:

## Boiler/Pump Room

Window to side aspect, Quarry tiled floor, part tiled, boiler and water tank

## Reception Entrance/Lobby

Bespoke arched double doors onto patio, hardwood floor, x2 radiators, picture rail, coving to ceiling, two sets of double doors, to reception rooms 1 and 2.

## Reception 1

Bay window to rear aspect, feature fire place, with stone built surround, x2 radiators, coving to ceiling

## Reception 2/Dining Room

Bay window to rear aspect, feature fire place, x3 radiators, coving to ceiling, hardwood floor, door to kitchen

## Reception 3

Triple aspect, with windows to front, rear and side aspect, Parquet floor, feature fire place, x3 radiators, coving to ceiling

## Guest W/C

Opaque window to front aspect, vanity hand basin, 3/4 tiled, door to low flush w/c, with radiator and window to side aspect





## First floor landing

Bay window to front aspect, x2 built in storage/airing cupboards, loft access, secondary stair case to ground floor, doors to:

## Bedroom 1

Bay window to side aspect, x2 radiators, picture rail and coving to ceiling x2 built in storage cupboards

## W/C

Window to side aspect, radiator, low flush w/c

## Bathroom

Opaque window to front aspect, matching pedestal sink, bedet and bath complete with mixer tap, shower over and shower screen, fully tiled, radiator

## Bedroom 2

Bay window to rear aspect, matching range of built in wardrobes and bedroom furniture, x2 radiators, coving to ceiling, door to:

## Bedroom 3/Home office

Window to rear aspect, radiator

## Bedroom 4

Window to rear aspect, radiator, range of built in wardrobes and matching bedroom furniture

## Bedroom 5

Window to rear aspect, x2 radiator, raised seating area occupying the bay, matching range of built in and freestanding bedroom furniture

## Bedroom 6

Window to side aspect, radiator, low level built in storage cupboard

## Bathroom

Opaque window to front aspect, vanity hand basin with mixer tap, bath with mixer tap, corner shower cubicle, radiator, fully tiled, shaving point

## W/C

Window to side aspect, radiator, low flush w/c

## Bedroom 7

Window to front aspect, radiator, picture rail

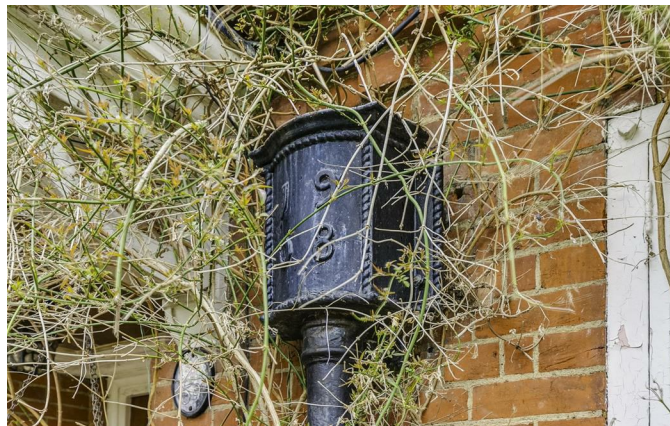
## Rear Garden

Mature rear garden, with wide selection of shrubs and hedges, garden shed, stone built potting stand

## The Estate Agents Act 1979 - Section 21

The Estate Agents Act 1979 requires us to inform all interested parties that the owner of this property is a relative of an employee of Baker and Chase.

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







Lyonsdown Avenue, EN5

Approximate Area = 401.51 sq m / 4322 sq ft



EPC Rating F / Local Authority: Barnet / Council Tax Band: G



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